



## **Battle Creek Historic District Commission**

### **Staff Report**

Meeting: October 14, 2013

**To:** Historic District Commission

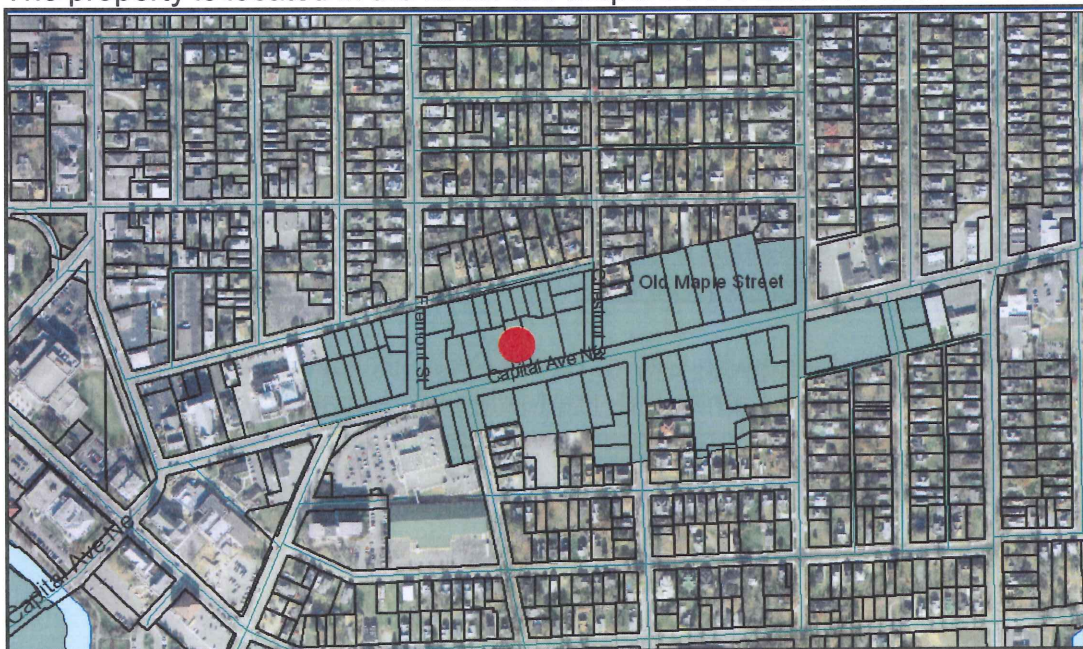
**From:** Glenn Perian, Senior Planner

**Date:** October 8, 2013

**Subject:** The petition filed by John T. Krajenta, for the issuance of a Determination of Appropriateness to remove the chimney and lower the parapet wall to a height of 12" above the roof line on the east side of the home at 223 Capital Avenue NE.

#### **Site:**

The property is located in the Local Old Maple Street District Historic District.



#### **Summary of Request**

The proposed project includes the removal of the chimney and lowering of the parapet wall to 12" above the roof line on the east side of the building at property located at 223 Capital Ave NE. The Applicant has provided pictures of the proposal and of damage to the chimney and parapet. He has stated in the application that the parapet is unstable, the wall is crumbling, capstones are loose or missing, bricks need to be reset and replaced, tuck pointing is required, and the problem has become a safety issue for the renters. He has received administrative approval for the roof replacement and while doing that work he discovered that



the water damage to the roof, chimney, and parapet wall was severe. The owner is expected to be at the meeting to answer any questions you may have related to the project.

While doing research for this request staff looked for documentation on file as to the significance of the structure as it relates to the Local District. We did not find any documentation related to the structure for the local district, however, we did find some information on the structure related to the National Register designation in the National Maple Street Historic District. The report of 223 Capital Ave. states; "two and one-half story brick residence; tile roof; leaded glass windows. This house was built about 1906 by Charles Allen from brick salvaged from the original Review and Herald publishing house". The report states that the subject property is one of three homes in the District with Tudor-revival / arts and crafts influences and that the home at 223 Capital Ave NE is "of simpler style with diamond paned casement windows in the dormer and a modified Tudor arch on the porch." From the information we have, it appears as though the chimney and parapet are not mentioned as significant features of the architecture of the home.

### **Public Notice Requirements:**

Public notice has occurred as outlined under MCL Section 399.205 Section 5 (6)...*"the business that the commission may perform shall be conducted at a public meeting of the commission held in compliance with the open meetings act, Act No. 267 of the Public Acts of 1976, as amended, being sections 15.261 of 15.275 of the Michigan Compiled Laws. Public notice of the time, date, and place of the meeting shall be given in the manner required by Act No. 267 of the Public Acts of 1976, as amended."*

### **Applicable HDC Guidelines and Analysis for a Certificate of Appropriateness to remove the chimney and lower the height of the parapet wall to 12" above the roof line at the property located at 223 Capital Avenue NE.**

This property is reviewed in accordance with City of Battle Creek Building and Housing Code Chapter 1470 "Historic Preservation", as amended, the Michigan's Local Historic Districts Act, as amended, and the criteria for the National Register of Historic Places as outlined in the Secretary of the Interior's Standards and Guidelines.

Specifically, the Commission shall follow Section 1470.09, as:

#### ***(b) The Commission shall also consider all of the following:***

- (1) The historic or architectural value and significance of the resource and its relationship to the historic value of the surrounding area.***
- (2) The relationship of any architectural features of the resource to the rest of the resource and the surrounding area.***
- (3) The general compatibility of the design, arrangement, texture, and materials proposed to be used.***
- (4) Other factors, such as aesthetic value that the Commission finds relevant.***

- (c) ***The Historic District Commission shall review and act upon only exterior features of a resource and shall not review and act upon interior arrangements...***

And

**1470.17 PRESERVATION OF HISTORIC FEATURES.**

- (a) ***Every reasonable effort shall be made to provide a compatible use for a resource which requires minimal alteration of the building, structure or site and its environment, or to use the resource for its originally intended purpose.*** We would suggest that the removal of the chimney and parapet wall is not ideal solutions to the problems outlined in the application that is causing water damage to the roof, chimney and walls. We do think that a good roof is a necessity to preserve the rest of the resource and limit further damage to the home.
- (b) ***The distinguishing original qualities or character of a resource and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided when possible.*** From the resource that were available to staff, we do not believe that the chimney or parapet are the most significant elements to this particular resource and by removing the problem elements may provide long term preservation of the home.
- (c) ***All resources shall be recognized as products of their own time. Alterations that have no historic basis and which seek to create an earlier appearance shall be discouraged.*** We do not believe that this is relevant to this project.
- (d) ***Changes which may have taken place in the course of time are evidence of the history and development of a resource and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.*** Staff does not think that this requirement applies to this project.
- (e) ***Distinctive stylistic features or examples of skilled craftsmanship which characterize a resource shall be treated with sensitivity.*** Staff believes that a good roof will limit further damage to this resource.
- (f) ***Deteriorated architectural features shall be repaired rather than replaced wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by***



***historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other resources.*** While removal of the chimney and parapet wall does not necessarily comply with this requirement, we think that the proposed solution may be a better alternative than doing nothing, creating more water damage to the resource.

- (g) ***The surface cleaning of resources shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic materials shall not be undertaken.*** This element does not apply to this project.
  - (h) ***Every reasonable effort shall be made to protect and preserve archaeological resources affected by or adjacent to any project.*** Staff does not think this applies to this project.
  - (i) ***Contemporary design for alterations and additions to existing resources shall not be discouraged when such alterations and additions do not destroy significant historic, architectural or cultural material and when such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.*** Staff believes that the proposed work will meet this requirement for the project.
  - (j) ***Whenever possible, new additions or alterations to resources shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the resource would not be unimpaired.*** This requirement does not apply to this project.
- (Ord. 14-97. Passed 8-5-97.)**

**Recommendation:**

The work proposed is to limit and prevent further water damage to the structure at 223 Capital Ave NE. While the work proposed is not an ideal solution to the water problems damaging the structure, staff believes something needs to be done to limit further damage and promote long term preservation of the structure. As contained herein, staff is not aware of any issues that the Commission might find in conflict with Chapter 1470 "Historic Preservation", the Michigan Local Historic Districts Act or the Secretary of the Interior's Standards and Guidelines.

Therefore, planning staff recommends approval of a certificate of appropriateness for the proposed work outlined in the plan submitted to remove the damaged chimney and to lower the parapet wall to 12" above the roof line at 223 Capital Ave NE, as the request meets the standards outlined in Chapter 1470.09 "Review of Applications", Chapter 1470.17 "Preservation of Historic Features" and the Secretary of the Interior's Standards and Guidelines, as outlined in the staff report.





1940 Willard Library photo of 223 Capital Ave NE

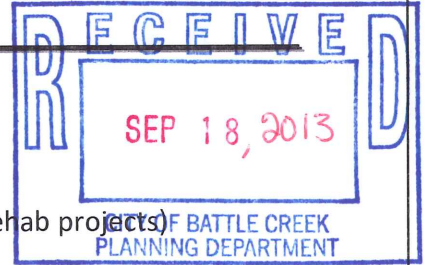


# City of Battle Creek

Department of Planning and Community Development

77 E. Michigan Avenue, Ste. 204 • Battle Creek, Michigan 49017 • (269) 966-3320

[www.battlecreekmi.gov](http://www.battlecreekmi.gov)



## HISTORIC DISTRICT COMMISSION

Application for (check all that applies)

- ☒ Certificate of Appropriateness (for repairs or rehab projects)  
☐ Notice to Proceed (for demolition requests)

Petition No. \_\_\_\_\_

Date Received: 9/18/13

### APPLICANT\*\*

NAME: JOHN T. KRAJENTA  
ADDRESS: 5546 HEATHER DR. ROGERS CITY, MI 49779  
PHONE: 269-420-1022 FAX: 989-734-3759  
EMAIL: JKRAJENTA@YAHOO.COM

### OWNER (if different from applicant)

NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
PHONE: \_\_\_\_\_ FAX: \_\_\_\_\_  
EMAIL: \_\_\_\_\_

\*\*If the applicant is not the property owner, a letter signed by the owner agreeing to the application to the Historic District Commission must be included with the application.

### SUBMITTAL REQUIREMENTS/EXISTING CONDITIONS

Address(es) of property for which the request is being sought: 223 CAPITAL AVE NE

Current use of the property: APARTMENT

List existing structures on the property and the approximate age of each. \_\_\_\_\_

MAIN BUILDING - 1928 GARAGE - 1928

Please list all activities/proposed work for the property area and how the proposed work relates to the building as a whole.

SAFETY OF RESIDENCE - RENTERS - PARAPET WALL IS UNSTABLE -  
WALL IS CRUMBLING - CAPSTONES ARE LOOSE OR MISSING - BRICKS NEED  
TO BE RESET - REPLACED - TUCK POINTED - THIS IS TO COMPLETE  
RE-ROOFING PROJECT.



Indicate in which manner the proposed work will result in changes to the size and/or appearance of the features outlined in this application.

REMOVE CHIMNEY THAT HAS NOT FUNCTIONED SINCE 1993 - LOWER  
PARAPET WALL TO 12" ABOVE ROOF LINE.

Does the work proposed include maintenance/repair of existing features of the structure, or will it create new features that do not currently exist?

REPAIR - REPLACE AND TUCK POINT CURRENT PARAPET WALL

Please indicate the existing building materials of the following structural features and the proposed materials if that feature is included as part of the application.

	Existing Materials	Proposed Materials (if applicable)
Roof	<u>COMPOSIT SHINGLE</u>	<u>REPLACE ENTIRE ROOF SHINGLE</u>
Windows	<u></u>	<u></u>
Siding	<u></u>	<u></u>
Foundation	<u></u>	<u></u>
Other <u></u>	<u></u>	<u></u>

**For Notice To Proceed requests only:**

What options have you explored for the repair or relocation of the structure proposed for demolition?

**SUBMITTAL REQUIREMENTS**

As outlined in "HDC, Information and Procedure", each request requires supplementary items that thoroughly describe the existing structure and proposed project. These items are to be submitted with the completed application; incomplete applications will not be forwarded to the Historic District Commission.

**APPLICANT SIGNATURE**

By signing this application, the applicant hereby declares that all answers given herein are true to the best of their knowledge, and confirms that all information required for Historic District Commission review has been submitted. Furthermore, the applicant confirms that they have thoroughly read the "Historic District Commission, Information and Procedures" and agrees to comply with all requirements and procedures outlined therein.

John Kravitz  
Name

9-18-2013  
Date



KRAJENTA

223 CAPITOL AVE NE

CHIMNEY

REMOVED

TO BE REMOVED

AND LOWERED

9 BRICKS





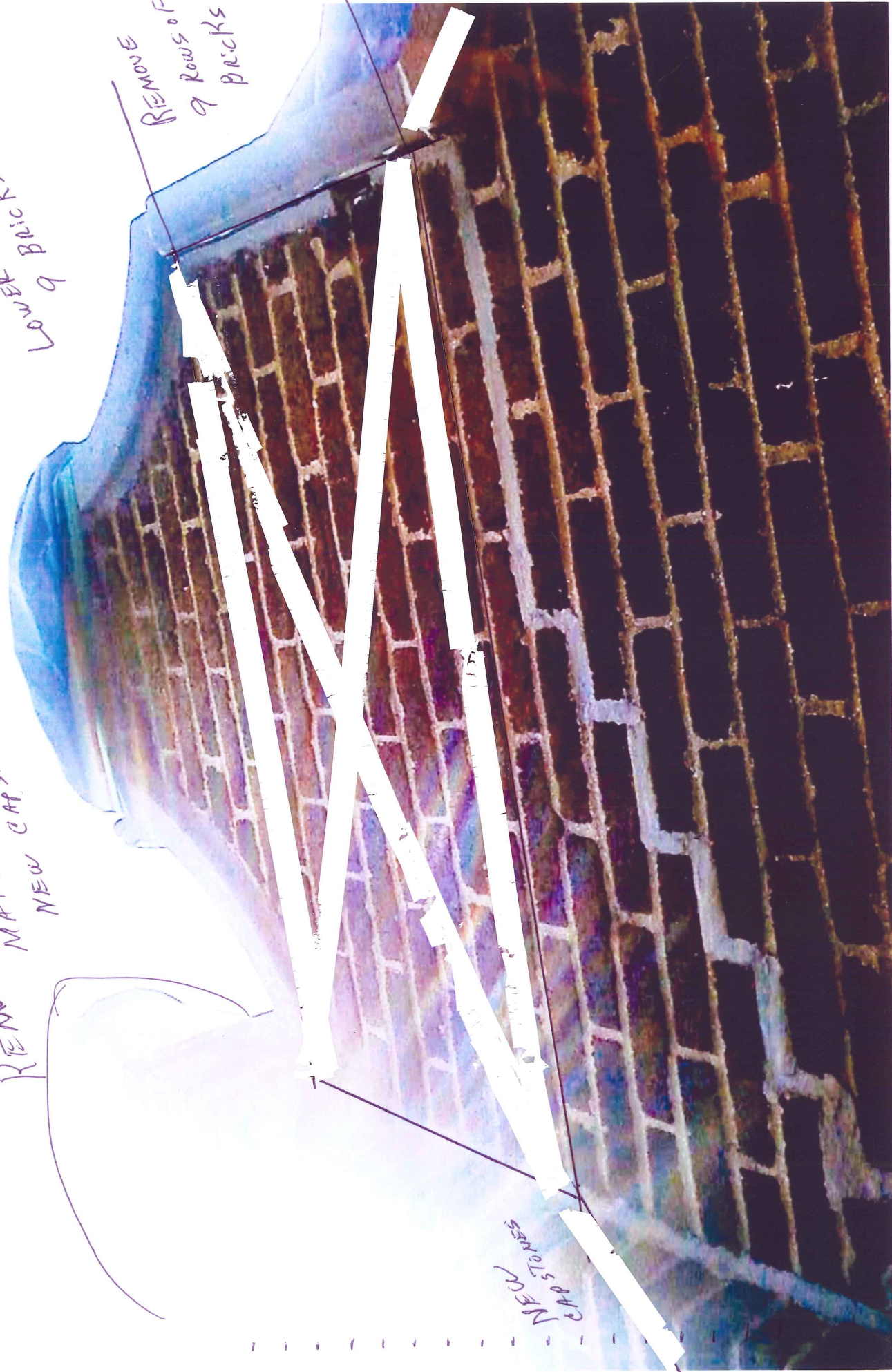
223 CAPITAL AVE. NE

KRAJECH 103

RENOVE CHIMNEY TO  
MATCH LOWER  
NEW CAP STONES

LOWER 9 BRICKS  
UPPER 9 BRICKS  
RENOVE 9 ROWS OF  
BRICKS

NEW STONES  
CAP





KRAJEHTA

223 CAPITAL AVE NE

ROOF SIDE OF PARAPET  
WALL

No Tuckpointing

CAPSTONE LOOSE





923 CAPITAL AVE NE

CAP STONES LOOSE  
AND NOT TOCKPOINTED



UPPER PARAPET WALL - TOWARD BACK  
OF HOUSE



223 CAPITAL AVE NE  
KRAJENTA

CHIMNEY

PAST  
TUCK-POINTING

CHIMNEY IS  
BOWED OUT  
OF ALIGNMENT





September 9, 2013



CITY OF BATTLE CREEK  
DEPARTMENT OF PLANNING AND ZONING

**CERTIFICATE OF APPROPRIATENESS**

**223 Capital Avenue NE**

*Petition submitted by X-Tream Roofing LLC requesting a roof replacement for the building located at 223 Capital Avenue NE.*

X-Tream Roofing LLC  
8386 7 Mile Rd.  
Battle Creek, MI 49014

By authority given by the Historic District Commission of the City of Battle Creek the Planning Department; staff may review applications for approval on minor renovations on behalf of the commission.

This property was reviewed under the Historic District Guidelines for Rehabilitation and/or Renovation and Housing Code Chapter 1470, "Historic Preservation", Building and Housing Code of the City of Battle Creek.

**By decision of the Planning Supervisor; the work described in the Application for Determination of Appropriateness meets the Secretary of the Interiors Standards for rehabilitation and guidelines for rehabilitating historic buildings for property located at 223 Capital Ave. NE has been APPROVED as submitted with the stipulation that it meets the City Code.**

**Note: Historic District Commission only requires approval of exterior renovations.**

If you have any questions, please feel free to contact Glenn Perian at 966-3320.

Sincerely,

HISTORIC DISTRICT COMMISSION  
OF THE CITY OF BATTLE CREEK

By Direction of the Chairperson

CC. Building Inspections



**Re: Fw: 223 Capital Ave. NE** 

Glenn F Perian to: krajenta john  
Cc: Christine M Hilton, Leona A Parrish

09/26/2013 12:26 PM

John,

We will need additional information relating to your HDC application for the above mentioned property including:

I have looked at the photos you sent and would like you to clarify exactly what the pictures are of,

As you discussed with Christine Hilton, Planning Supervisor, we will need drawings/sketches, roughly to scale, of the proposed building as it relates to the project both before (existing) and after (proposed) so the HDC can see exactly what the work will entail,

You mention that there are missing/loose bricks and missing capstones. We will need better photo evidence or other documentation to present to the HDC for consideration.

As the application stands right now, I think the Commission would be hard-pressed to approve your request.

Regards,

**Glenn F. Perian**  
**Senior Planner**

City Hall Building  
10 N. Division Street, Ste. 117  
Battle Creek, MI 49014  
ph. 269-966-3320

krajenta john

----- Forwarded Message ----- >From: krajenta jo...

09/24/2013 08:33:16 PM

From: krajenta john <jkrajenta@yahoo.com>  
To: "GFPerian@ci.battle-creek.mi.us" <GFPerian@ci.battle-creek.mi.us>,  
Cc: "jason@x-treamroofingllc.com" <jason@x-treamroofingllc.com>  
Date: 09/24/2013 08:33 PM  
Subject: Fw: 223 Capital Ave. NE

----- Forwarded Message -----

**From:** krajenta john <jkrajenta@yahoo.com>  
**To:** John Krajenta <jkrajenta@yahoo.com>  
**Sent:** Tuesday, September 24, 2013 8:24 PM  
**Subject:** Fw: 223 Capital Ave. NE

Re-roofing Project  
223 Capital Ave. NE  
Battle Creek

Historic District Commission



Three-weeks ago I gained permission to re-roof a house I own at 223 Capital Ave. N.E. The roof had a defect in Certain-teed production and had to be replaced. The re-roofing project is at a standstill. A problem has developed with the parapet wall that is in need of major repair or it needs to be changed to protect the renters from future problems.

The photos show the damaged wall which needs more than a cover-up or simple tuck-pointing. Attached are some photos of the missing bricks, loose brick and cap stones. Since 1995 both chimneys have not functioned and are not needed for this structure.

I am requesting that the wall be shortened to within 12" of the roof line and the upper levels of the chimney removed.

In conclusion:

- \* The bricks cannot be replaced. (Building constructed in early 1920's)
- \* Chimneys are not functioning.
- \* Structure of the facility has been tuck-pointed several times and is not consistent with (work completed prior to 1990)



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Photo09181421\_2.jpg Photo09181419.jpg Photo09241630.jpg

